

STATE OF TEXAS§

COUNTIES OF POTTER§

AND RANDALL§

CITY OF AMARILLO§

On the 5th day of December 2011, the Amarillo Planning and Zoning Commission met in a work session in Room 206, second floor of City Hall, at 2:45 PM to review agenda items, then convened in regular session at 3:00 PM in the Commission Chambers on the third floor of City Hall, 509 East 7th Avenue, Amarillo, Texas, with the following members present:

VOTING MEMBERS	PRESENT	NO. MEETINGS HELD	NO. MEETINGS ATTENDED
David Craig	Y	8	4
Dean Bedwell	Y	75	69
Judy Day, Vice-Chairman	Y	78	67
Casey Webb	Y	8	8
John Notestine	Y	124	110
Louise Ross	N	124	115
Howard Smith, Chairman	Y	113	99

PLANNING DEPARTMENT STAFF:

Kelley Shaw, Planning Director

Cris Valverde, Senior Planner

Jan Sanders, Admin Tech

Chairman Smith opened the meeting, established a quorum and conducted the consideration of the following items in the order presented. Kelley Shaw, Planning Director read the staff reports and gave the recommendations for each item.

ITEM 1: Approval of the minutes of the November 14, 2011 meeting

A motion to approve the minutes of the November 14, 2011 meeting was made by Commissioner Day, seconded by Commissioner Bedwell, and carried 3:0:3, with Commissioners Smith, Craig and Notestine abstaining.

ITEM 2: Z-11-30 Rezoning of Lot 13, Block 5 and an irregular portion of Lot 16, Block 4, all in Caprock Addition, Section 185, Block 2, AB&M Survey, Randall County, Texas plus one-half of all bounding streets, alleys, and public ways to change from General Retail District to Light Commercial District. (Vicinity: Moss Ln. & Interstate-27)
APPLICANT: Gabe Irving

Mr. Shaw stated staff feels Light Commercial is appropriate for this area, and another appropriate alternative would be a simple planned development. Mr. Shaw mentioned a planned development would allow all uses and development standards that would normally be associated with Light Commercial zoning, with the exclusion of primary sale and service of alcohol on premise.

Gabe Irving, 2403 Bowie, applicant, stated he was available for questions. Commissioner Bedwell asked Mr. Irving his opinion of a planned development with the exclusion of primary sale and service of alcohol. Mr. Irving commented the buyers have stated they have no intention of opening a bar on the proposed site and can understand Planning and Zoning Commissioners concerns with a bar being next to residents.

A motion to approve Z-11-30 for a planned development allowing uses allowed within a Light Commercial Zoning District, excluding the on premise, primary sale and service of alcohol was made by Commissioner Bedwell, seconded by Commissioner Craig and carried unanimously.

ITEM 3: P-11-59 Two Deer Creek Unit No. 4, a suburban subdivision to the City of Amarillo, being a replat of all of Lot 7, Block 1, Two Deer Creek Unit No. 1, in Section 113, Block 9, BS&F Survey, Potter County, Texas. (10.46 acres) (Vicinity: White Tail Ave. & Two Deer Tr.)
DEVELOPERS: Corey & Teresa Homer
SURVEYOR: JD Davis

Mr. Shaw stated the plat was not ready and could be resubmitted at a later date at no charge. A motion to deny P-11-59 was made by Commissioner Notestine, seconded by Commissioner Day and carried unanimously.

ITEM 4: P-11-60 Hillside Terrace Estates Unit No. 17, an addition to the City of Amarillo, being an unplatted tract of land in Section 64, Block 9, BS&F Survey, Randall County, Texas. (11.81 acres) (Vicinity: Saxon Way & Nancy Ellen St.)
DEVELOPER: Perry Williams
SURVEYOR: H.O. Hartfield

Mr. Shaw stated the plat was not ready and could be resubmitted at a later date at no charge. A motion to deny P-11-60 was made by Commissioner Day, seconded by Commissioner Notestine and carried unanimously.

ITEM 5: P-11-61 Hillside Terrace Estates Unit No. 18, an addition to the City of Amarillo, being an unplatted tract of land in Section 64, Block 9, BS&F Survey, Randall County, Texas. (12.32 acres) (Vicinity: Saxon Way & Perry Ave.)
DEVELOPER: Perry Williams
SURVEYOR: H.O. Hartfield

Mr. Shaw stated the plat was not ready and could be resubmitted at a later date at no charge. A motion to deny P-11-61 was made by Commissioner Webb, seconded by Commissioner Bedwell and carried unanimously.

ITEM 6: P-11-62 Pleasant Valley Unit No. 46, an addition to the City of Amarillo, being an unplatted tract of land in Section 159, Block 2, AB&M Survey, Potter County, Texas. (0.80 acres) (Vicinity: Echo St. & Loop 335/St. Francis Ave.)
DEVELOPERS: Javier & Ofelia Dominguez
SURVEYOR: Heather Lemons

Mr. Shaw stated the plat was not ready and could be resubmitted at a later date at no charge. A motion to deny P-11-62 was made by Commissioner Bedwell, seconded by Commissioner Webb and carried unanimously.

CARRY OVERS:

ITEMS 7-9: P-11-56 Western-Air Addition Unit No. 21, P-11-57 Point West Business Campus Unit No. 5, P-11-58 Sunrise Park Unit No. 12.

No action was required on these plats.

PENDING ITEMS:

ITEMS 10-26: P-08-10 The Woodlands of Amarillo Unit No. 14, P-08-69 Redstone Addition Unit No. 1, P-10-19 Dixon Acres Unit No. 5, P-10-21 Coulter Acres Unit No. 12, P-10-25 Medical Institute Subdivision Unit No. 9, P-10-27 Amarillo Medical Center Unit No. 18, P-10-47 Grand Avenue Estates Unit No. 5, P-10-48 Famous Heights Addition Unit No. 41, P-10-57 North River Road Gardens Unit No. 3, P-10-60 Alta Vista Estates Unit No. 2, P-11-31 Sundown Acres Unit No. 6, P-11-32 Hillside Terrace Estates Unit No. 14, P-11-34 Plemons Addition Unit No. 14, P-11-36 Rolling Hills Unit No. 6, P-11-39 Coulter Acres Unit No. 15, P-11-41 The Greenways at Hillside Unit No. 26, P-11-45 Tascosa Estates Unit No. 11.

No action was required on these plats.

ITEM 27: P-11-51 Memory Acres Unit No. 12, an addition to the City of Amarillo, being an unplatted tract of land in Section 107, Block 2, AB&M Survey, Potter County, Texas. (8.02 acres) (Vicinity: Interstate 40 East & Whitaker Rd.)
DEVELOPER: Thomas Milton Duff
SURVEYOR: H.O. Hartfield

Chairman Smith stated that the plat was signed by the Acting Director of Community Services on November 16, 2011.

ITEMS 28-30: P-11-42 La Paloma Estates Unit No. 9, P-11-54 Tradewind Air Park Unit No. 19, P-11-55 Tascosa Estates Unit No. 12.

No action was required on these plats.

ITEM 31: Public Forum: Time is reserved for any citizen to comment on City zoning or planning concerns; however, the Commission can take no action on any issue raised.

No further comments were made and meeting adjourned at 3:18 p.m.

Kelley Shaw, Secretary
Planning & Zoning Commission